

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1606 NELMS DRIVE FROM COMMUNITY  
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT  
4 TO COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING  
5 DISTRICT.

6  
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8  
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from commercial-conditional overlay (GR-CO) combining district  
11 to commercial-conditional overlay (GR-CO) combining district on the property described  
12 in Zoning Case No. C14-2007-0270, on file at the Neighborhood Planning and Zoning  
13 Department, as follows:

14  
15 Lot 1, Block B, Comal Bluff Section One Subdivision, a subdivision in the City of  
16 Austin, Travis County, Texas, according to the map or plat of record in Plat Book  
17 84, Pages 16B, 16C, 16D, and 17A, of the Plat Records of Travis County, Texas  
18 (the "Property"),

19  
20 locally known as 1606 Nelms Drive, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".

22  
23 PART 2. The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:

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26 A site plan or building permit for the Property may not be approved, released, or  
27 issued, if the completed development or uses of the Property, considered cumulatively  
28 with all existing or previously authorized development and uses, generate traffic that  
29 exceeds 2,000 trips per day.

30  
31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the community commercial (GR)  
33 base district, and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
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3

4 **PASSED AND APPROVED**  
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7  
8 \_\_\_\_\_, 2008

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§  
§

\_\_\_\_\_  
Will Wynn  
Mayor

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11  
12  
13 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

14 David Allan Smith  
15 City Attorney  
16

Shirley A. Gentry  
City Clerk

